

**ARTICLE 7.00**  
**PROVISIONS FOR MIXED USE DISTRICTS**

**07.01 General Purpose of Mixed-Use District**

The mixed-use districts established by this title are designed to promote and protect the health, safety, morals, convenience, order, prosperity, and other aspects of the general welfare. Toward the achievement of these goals, mixed-use districts have the following specific purposes and intents:

- 07.01.010 To promote mixed-use development as recommended in the General Development Plan for Gallatin: 1996 - 2005, particularly within areas designated Mixed-Use Area on the Future Land Use Map.
- 07.01.020 To provide the opportunity for the development of permanent residential activities that are spatially integrated either horizontally or vertically with the broadest possible range of compatible non-residential activities.
- 07.01.030 To ensure residential livability for permanent residential activities in a mixed-use area, to protect adjacent residential areas and to provide a harmonious and supportive relationship with all other adjoining uses.
- 07.01.040 To encourage permanent residential activities in mixed-use areas through the provision of development incentives.
- 07.01.050 To promote economic development and job opportunities combined with living arrangements that reduce reliance on automotive travel and parking needs and enhance mass transit usage.
- 07.01.060 To encourage the preservation and economical use of existing buildings that contribute to the historical or architectural character of a mixed-use area.
- 07.01.070 To ensure that the scale and intensity of mixed-use development are appropriately related to supporting public services and facilities.
- 07.01.080 To provide for compact, locational patterns of principal land uses within mixed-use districts in order to encourage pedestrian linkages and to provide for parking arrangements which do not interfere with this pattern.

## **07.02 Intent and Description of MRO Multiple Residential and Office District**

This class of district is intended to provide adequate and suitable space in appropriate location for high-density residential areas. Characteristics of permitted residential developments are buildings designed for multiple dwelling units, or designed to be attached with party walls. Commercial developments, having a minimum of characteristics objectionable in a high density residential environment, are permitted, if the activities therein minimize direct contact with the ultimate consumers of goods or services, or do not principally involve the sale, transfer, storage, or processing in these districts of goods or chattels. However, a selective list of retail trade and personal service uses are permitted if their principal purpose is to serve the recurring needs of the occupants or employees of other permitted uses in this district. In addition, use of buildings and land is permitted for community facilities and utilities necessary for serving these districts or for general community welfare. This class of district is appropriately located between districts characterized by lower density residential development and areas of more intensive commercial use, or they are extensions along major traffic arteries from areas used for more intensive commercial purposes.

### **07.02.010 Uses and Structures**

A. Principal Permitted Uses and Structures - Within the Multiple Residential and Office Districts as shown on the Gallatin Municipal Zoning Map, the following activities, as described in Section 03.05 are permitted:

#### **Residential Activities**

- Dwelling, Attached
- Dwelling, Multi-Family
- Dwelling, One-Family Detached
- Dwelling, Two-Family Detached

#### **Community Facility Activities**

- Administrative
- Community Assembly
- Community Education
- Essential Service
- Nursing Home – Including Assisted Living
- Non-assembly Cultural
- Place of Worship

#### **Commercial Activities**

- Business and Communication Service
- Financial, Consulting, and Administrative
- Food Service
- General Personal Service
- Medical Service

#### B. Permitted Accessory Uses and Structures

1. Signs in accordance with the regulations contained in Section 13.07 of this Article.
2. Accessory off-street parking and loading facilities as required in Article 11.00.
3. Recreational uses associated with and maintained primarily for the uses permitted above and for the benefit and use of the occupants.
4. Accessory facilities and buildings customarily incidental and appurtenant to a permitted use provided that such accessory facilities and buildings are carried out on the same premises and are not otherwise prohibited.

#### C. Conditional Uses

The following activities may be permitted as conditional uses in accordance with Section 15.06.

##### Commercial Activity

Utility and Vehicular  
Convenience Sales and Services  
Undertaking Services  
Group Assembly Extensive  
Group Assembly Limited  
Limited Retail Sales  
Transient Habitation

##### Community Facility Activities

Intermediate Impact Community Facility  
Limited Child Care

#### D. Prohibited Uses and Structures

Any use or structure not of a nature specifically permitted herein, and any use not conforming to the performance standards.

07.02.020 Residential Site Development Regulations

Permitted residential activities and developments in the MRO District shall be designed and developed according to the following regulations:

A. Bulk Regulations

1. Minimum Lot Area 6,000 sq. feet
2. Minimum Lot Width 60 feet
3. Minimum Building Setback

Yard	Single-Family Detached	Single-Family Attached	All Other Uses
Front	20 feet	20 feet	25 feet
Side	10 feet	10 feet on yard opposite common wall	10 feet
Rear	15 feet	15 feet	20 feet

4. Site Area Per Unit 3,000 sq. ft.
5. Maximum Building Height 35 feet

07.02.030 Non-Residential Site Development Regulations

A. Bulk Regulations

1. Minimum Lot Area 20,000 sq. ft.
2. Minimum Front Yard one half of the minimum building setback
3. Minimum Side Yard 10 feet
4. Minimum Rear Yard 20 feet
5. Minimum Building Setback  
Street Classification
  - Arterial 50 feet
  - Collector 40 feet
  - Local 30 feet
6. Maximum Building Height 35 feet
7. Maximum Floor Area Ratio 0.5

07.02.040 Additional Site Development Regulations

- A. Preliminary Master Development Plan Approval Required: The establishment of the MRO zoning district shall be based upon the submission and approval of a preliminary master development plan according to the provisions of Sections 12.02 and 15.07 of this Ordinance. The preliminary master development plan shall form the basis of the proposed MRO District, and, if approved, the plan and all of its components shall run with the land. All other conditions, regulations, and stipulations of the preliminary master development plan requirements shall be applied

to any proposed development in the MRO District. A preliminary master development plan is not required for property zoned MRO prior to July 14, 1998.

- B. Final Master Development Plan Approval Required: The Mayor and Aldermen's approval of a preliminary master development plan of a MRO District shall authorize and form the basis for the Planning Commission's final approval of said development. The final approval of the Planning Commission of the development shall be subject to the provisions of Section 12.02 of this Ordinance:
- C. Additional Site Design Standards: All developments occurring within a MRO District shall be designed and developed to comply with the standards of Articles 11.00, 12.00, and 13.00 of this Ordinance.

### **07.03 Intent and Description of MU Mixed Use District**

The purpose of the Mixed Use (MU) land use classification is to provide for a long-term mixture of residential and non-residential uses in portions of the community adjacent to major transportation routes. This purpose is intended to be carried out through the reliance on a market-driven approach to the appropriate uses in the various MU locations by utilizing a flexible zoning technique that permits a market-driven approach but requires a master plan for each MU project site or location.

It is envisioned that MU land use areas target relatively large, contiguous land areas that can be developed according to a unified plan in a high-quality, master-planned setting rather than on a lot-by-lot basis. The uses and standards in this category are intended to promote flexibility and innovation in site design and enhance the environmental quality and attractiveness of the area, enhance the natural or scenic qualities of the environment and protect the public health and safety.

#### **07.03.010 Uses and Structures**

Within the Mixed Use District, as shown on the Gallatin Municipal Regional Zoning Map and as delineated below and as described in Section 03.05 the following activities are permitted:

##### **A. Permitted Uses**

###### **Residential Activities**

- Dwelling, Attached
- Dwelling, Multi-Family
- Dwelling, One-Family Detached
- Dwelling, Two-Family Detached

###### **Community Facility Activities**

- Administrative
- Community Assembly
- Community Education
- Essential Service
- Limited Child Care
- Non-assembly Cultural
- Nursing Home – Including Assisted Living
- Place of Worship
- Utility and Vehicular

###### **Commercial Activities**

- Business and Communications Service
- Financial, Consulting, and Administrative
- Food Service

General Retail Sales and Service – Excluding Manufactured Home Sales  
 Facilities  
 Limited Retail Sales Activities  
 Medical Office/Service  
 Research Service  
 Transient Habitation  
 Undertaking Service

B. Permitted Accessory Uses and Structures

1. Signs in accordance with the regulations contained in Section 13.07 of this Article.
2. Accessory off-street parking and loading facilities as required in Article 11.00.
3. Recreational uses associated with and maintained primarily for the uses permitted above and for the benefit and use of the occupants.
4. Accessory facilities and buildings customarily incidental and appurtenant to a permitted use provided that such accessory facilities and buildings are carried out on the same premises and are not otherwise prohibited.

C. Conditional Uses

The following activities may be permitted as conditional uses in accordance with Section 15.06.

Community Facilities  
 Intermediate Impact

Commercial Activities  
 Convenience Sales and Service  
 Food Service Drive In

07.03.20 Residential Site Development Regulations

A. Bulk Regulations

1. Minimum Site Size (Entire Development) 5 acres
2. Minimum Lot Area 6,000 sq. feet
3. Minimum Lot Width 60 feet
4. Minimum Building Setback

<u>Yard</u>	<u>Single-Family Detached</u>	<u>Single-Family Attached</u>	<u>All Other Uses</u>
Front	20 feet	20 feet	25 feet
Side	10 feet	10 feet on yard opposite common wall	10 feet
Rear	15 feet	15 feet	20 feet

- |                            |               |
|----------------------------|---------------|
| 5. Site Area Per Unit      | 3,000 sq. ft. |
| 6. Maximum Building Height | 35 feet       |

07.03.030 Non-Residential Site Development Regulations

A. Bulk Regulations

- |   |   |
|---|---|
| 1. Minimum Site Size (Entire Development) | 5 acres   |
| 2. Minimum Lot Area                       | 20,000 sq. ft.  |
| 3. Minimum Front Yard                     | one half of the minimum building setback  |
| 4. Minimum Side Yard                      | 10 feet   |
| 5. Minimum Rear Yard                      | 20 feet   |
| 6. Minimum Building Setback               |   |
| Street Classification                     |   |
| Arterial                                  | 50 feet   |
| Collector                                 | 40 feet   |
| Local                                     | 30 feet   |
| 7. Maximum Building Height                | 35 feet (may be increased by one foot for each additional foot provided for all setbacks) |
| 8. Maximum Floor Area Ratio               | 1.0   |
| 9. Maximum Building Coverage              | 50 percent  |

07.03.040 Additional Site Development Regulations

- A. Preliminary Master Development Plan Approval Required: The establishment of the MU zoning district shall be based upon the submission and approval of a preliminary master development plan according to the provisions of Sections 12.02 and 15.07 of this Ordinance. The preliminary master development plan shall form the basis of the proposed MU District, and, if approved, the plan and all of its components shall run with the land. All other conditions, regulations, and stipulations of the preliminary master development plan requirements shall be applied to any proposed development in the MU District.
- B. Final Master Development Plan Approval Required: The Mayor and Aldermen's approval of a preliminary master development plan of a MU District shall authorize and form the basis for the Planning Commission's final approval of said development. The final approval of the Planning Commission of the development shall be subject to the provisions of Section 12.02 of this Ordinance:
- C. Additional Site Design Standards: All developments occurring within a MU District shall be designed and developed to comply with the standards of Articles 11.00, 12.00, and 13.00 of this Ordinance.



#### **7.04 Intent and Description of Existing Mixed-Use General (MUG) Districts Approved Prior to July 7, 1998**

These provisions apply to only those Mixed-Use General Districts that were approved prior to July 7, 1998. No rezoning to Mixed-Use General District shall be approved after that date.

This district is designed to provide adequate and suitable space in appropriate locations for high intensity residential uses mixed with a wide range of compatible nonresidential uses at low to moderate intensities. A high level of accessibility is a necessary locational requirement for this district due to the intensity of development expected. Appropriate locations include major highways which have undeveloped or intermittent developed land.

##### **07.04.010 Uses and Structures**

##### **A. Principal Permitted Uses and Structures**

Within the Mixed-Use General Districts as shown on the Gallatin Municipal-Regional Zoning Map and as delineated below, as described in Article 3, the following activities are permitted:

##### **Residential Activities**

- Dwelling, Attached
- Dwelling, Multi-Family

##### **Community Facility Activities**

- Administrative
- Community Assembly
- Essential Service
- Limited Child Care
- Nonassembly Cultural
- Place of Worship

##### **Commercial Activities**

- Animal Care
- Automotive Servicing
- Business and Communication Service
- Consumer Laundry and Repair
- Convenience Sales and Service
- Financial, Consulting, and Administrative
- Food Service
- General Personal Service
- General Retail Sales and Service
- Group Assembly-Extensive

Group Assembly-Limited  
Medical Service  
Research Service  
Retail Business Supply  
Transient Habitation  
Undertaking Service  
Vehicular, Craft, and Related Equipment Sales, Rental and Delivery  
Limited Warehousing

Manufacturing Activities  
Limited

Agricultural and Extractive Activities  
Plant Nursery

B. Permitted Accessory Uses and Structures

1. Signs in accordance with the regulations contained in Section 13.07. Section 13.07.100 shall govern the amount of signage permitted;
2. Accessory off-street parking and loading facilities as required in Article 11 of this article;
3. Private swimming pools, tennis courts, and other recreational facilities exclusively for the use of the occupants of a residential activity;
4. Accessory facilities and buildings customarily incidental and appurtenant to a permitted use provided that such are carried out on the same zone lot and are not otherwise prohibited.

C. Conditional Uses – The following activities may be permitted only as conditional uses in accordance with Section 15.06:

Residential Activities  
Dwelling, One-Family Detached  
Dwelling, Two-Family Detached  
Mobile Home Park

Community Facility Activities  
Community Education  
Intermediate Impact  
Nursing Home  
Utility and Vehicular

Commercial Activities  
Transport and Warehousing

- D. Prohibited Uses - Any uses or structures not of a nature specifically permitted herein, and any use not conforming to the performance standards set forth in Article 13.00 of this Ordinance are prohibited.

07.04.020 Bulk Regulations

- A. Maximum Lot Coverage – 40 percent
- B. Maximum Floor Area Ratio - .50
- C. Minimum Development Area Per Dwelling Unit – 2,000 square feet
- D. Minimum Setback Line – 40 feet

07.04.030 Area Regulations

- A. Minimum Lot Area – 20,000 square feet
- B. Minimum Front Yard – 15 feet
- C. Minimum Side Yard – 15 feet
- D. Minimum Rear Yard – 15 feet

07.04.031 Height Regulation – Maximum Height 35 feet

07.04.040 Use of Required Yard

- A. Landscaping and Bufferyards – All required yard areas not occupied by sidewalks, and driveways shall be devoted to landscaping as defined in Article 13. The landscaping and bufferyard requirements shall be the same as those set out for the Mixed Use (MU) zone.
- B. Driveways – Provided that no driveway shall occupy more than half of any required yard.
- C. Sidewalks – Provided that no sidewalk shall occupy more than half of any required yard.

07.04.050 Other Requirements

A. Exterior Storage

Exterior storage of goods, chattels, or materials and the placement of waste disposal facilities is permitted in the rear of the principal building only, or in the front of the principal building to the extent of 75% of the floor space of the principal building only, and such facilities shall be appropriately screened using materials which are complimentary to the site and other buildings.

07.04.060     Slopes

All cut and fill slopes in excess of 3:1 shall be properly stabilized as evidenced by a grading and revegetation plan or such slopes shall be reduced with retaining walls or similar treatment.

07.04.070     Proximity to Homes

No structure, parking, and activity employing from four (4) or more persons shall be located within 200 feet of an existing dwelling.

**07.05 Intent and Description of Existing Mixed-Use Limited (MUL) Districts  
Approved Prior to July 7, 1998**

These provisions apply to only those Mixed-Use Limited Districts that were approved prior to July 7, 1998. No rezoning to Mixed-Use Limited District shall be approved after that date.

This district is designed to provide adequate and suitable space in appropriate locations for moderate intensity residential uses mixed with a wide range of compatible nonresidential uses at low intensities. Mixed-Use Limited districts are appropriate at location similar to those for Mixed-Use General districts but which lack a high level of accessibility or where more restrictions on uses are desired. These districts may also be appropriate in areas that contain residential uses are subject to transition, provided nonresidential uses are not dominant and the likelihood of complete transition occurring is doubtful because of locational characteristics, size of the area, diversity of ownership, or a persistent residential presence.

**07.05.010 Uses and Structures**

**A. Principal Permitted Uses and Structures**

Within the Mixed-Use Limited Districts as shown on the Gallatin Municipal-Regional Zoning Map and as delineated below, as described in Article 3, the following activities are permitted:

Residential Activities

Dwelling, Attached  
Dwelling, Multi-Family

Community Facility Activities

Administrative  
Community Assembly  
Essential Service  
Limited Child Care  
Nonassembly Cultural  
Place of Worship

Commercial Activities

Business and Communication Service  
Consumer Laundry and Repair  
Convenience Sales and Service  
Financial, Consulting, and Administrative  
Food Service  
General Personal Service  
General Retail Sales and Service

Group Assembly-Limited  
Medical Service  
Research Service  
Retail Business Supply  
Transient Habitation  
Undertaking Service

B. Permitted Accessory Uses and Structures

1. Signs in accordance with the regulations contained in Section 13.07. Section 13.07.100 shall govern the amount of signage permitted;
2. Accessory off-street parking and loading facilities as required in Article 11 of this article;
3. Private swimming pools, tennis courts, and other recreational facilities exclusively for the use of the occupants of a residential activity;
4. Accessory facilities and buildings customarily incidental and appurtenant to a permitted use provided that such are carried out on the same zone lot and are not otherwise prohibited.

C. Conditional Uses – The following activities may be permitted only as conditional uses in accordance with Section 15.06:

Residential Activities

Dwelling, One-Family Detached  
Dwelling, Two-Family Detached

Community Facility Activities

Community Education  
Intermediate Impact  
Nursing Home  
Utility and Vehicular

Commercial Activities

Limited Warehousing

D. Prohibited Uses - Any uses or structures not of a nature specifically permitted herein, and any use not conforming to the performance standards set forth in Article 13.00 of this Ordinance are prohibited.

07.05.020 Bulk Regulations

- A. Maximum Lot Coverage – 40 percent
- B. Maximum Floor Area Ratio – .20
- C. Minimum Development Area Per Dwelling Unit – 2,000 square feet
- D. Minimum Setback Line – 40 feet

07.05.030      Area Regulations

- A. Minimum Lot Area – 20,000 square feet
- B. Minimum Front Yard – 15 feet
- C. Minimum Side Yard – 15 feet
- D. Minimum Rear Yard – 15 feet

07.05.031      Height Regulations – Maximum Building Height – 35 feet

07.05.040      Use of Required Yard

- A. Landscaping and Bufferyard – All required yard areas not occupied by sidewalks, and driveways shall be devoted to landscaping as defined in Article 13. The requirements shall be the same as those set out for the Mixed Use (MU) zone.
- B. Driveways – Provided that no driveway shall occupy more than half of any required yard.
- C. Sidewalks – Provided that no sidewalk shall occupy more than half of any required yard.

07.05.050      Other Requirements

A. Exterior Storage

Exterior storage of goods, chattels, or materials and the placement of waste disposal facilities is permitted in the rear of the principal building only, or in the front of the principal building to the extent of 75% of the floor space of the principal building only, and such facilities shall be appropriately screened using materials which are complimentary to the site and other buildings.

07.05.060      Slopes

All cut and fill slopes in excess of 3:1 shall be properly stabilized as evidenced by a grading and revegetation plan or such slopes shall be reduced with retaining walls or similar treatment.

07.05.070      Proximity to Homes

No structure, parking, and activity employing from four (4) or more persons shall be located within 300 feet of an existing dwelling.

## **07.06 Intent and Description of Medical-Professional Office (MPO) Districts**

These provisions apply to only those Medical-Professional Office Districts that were approved prior to July 7, 1998. No rezoning to the Medical-Professional District shall be approved after that date unless the property to be rezoned is located adjacent to, or across the street from, property zoned MPO prior to July 7, 1998.

This class of district is designed to provide locations suitable for accommodating large hospital and medical facility campuses, medical offices, dental offices, or similar personal services, and uses broadly ancillary thereto; and to provide for related professional and business offices. In addition, certain commercial trade and services uses are permitted if necessary to serve the frequent and recurring needs of persons frequenting and working in this district. The bulk regulations are designed to maximize the use of the land and encourage the consolidation of land into large scale developments that are located on or near arterial streets.

### **07.06.010 Uses and Structures**

#### **A. Principal Permitted Uses and Structures**

Within the Medical-Professional Office Districts as shown on the Gallatin Municipal-Regional Zoning Map and as delineated below, as described in Article 3, the following activities are permitted:

##### **Community Facility Activities**

Essential Service  
Health Care  
Nursing Home

##### **Commercial Activities**

Financial, Consulting, and Administrative  
Limited Retail Sales  
Medical Service

#### **B. Permitted Accessory Uses and Structures**

1. Signs in accordance with the regulations contained in Section 13.07. Section 13.07.100 shall govern the amount of signage permitted;
2. Accessory off-street parking and loading facilities as required in Article 11 of this article;
3. Accessory facilities and buildings customarily incidental and appurtenant to a permitted use provided that such are carried out on the same zone lot and are not otherwise prohibited.



- C. Conditional Uses – The following activities may be permitted only as conditional uses in accordance with Section 15.06:

Community Facility Activities

Limited Child Care

Extensive Impact Community Facility - Heliport

- D. Prohibited Uses - Any uses or structures not of a nature specifically permitted herein, and any use not conforming to the performance standards set forth in Article 13.00 of this Ordinance are prohibited.

07.06.020 Bulk Regulations

- A. Maximum Lot Coverage for lots containing less than five (5) acres – 40 percent
- B. Maximum Floor Area Ratio for lots containing less than five (5) acres – 1.0
- C. Maximum Lot Coverage for lots containing greater than five (5) acres – 75 percent
- D. Maximum Floor Area Ratio for lots containing greater than five (5) acres – 3.0
- E. Minimum Setback Line – 40 feet
- F. Maximum Building Height – To be approved by Planning Commission based on a recommendation from the Gallatin Fire Department

07.06.030 Area Regulations

- A. Minimum Lot Area – 20,000 square feet
- B. Minimum Front Yard – 15 feet
- C. Minimum Side Yard – 15 feet
- D. Minimum Rear Yard – 15 feet

07.06.040 Use of Required Yard

- A. Landscaping and Bufferyards – All required yard areas not occupied by sidewalks, and driveways shall be devoted to landscaping as defined in Article 13.
- B. Driveways – Provided that no driveway shall occupy more than half of any required yard.
- C. Sidewalks – Provided that no sidewalk shall occupy more than half of any required yard.

07.06.050 Additional Site Development Regulations

- A. Exterior Storage: Exterior storage of goods or materials of any kind is prohibited. The placement of waste disposal facilities is permitted in rear yards only, and such facilities shall be appropriately screened using the same material from which the principal use is constructed.

- B. Preliminary Master Development Plan Approval Required: The establishment of the MPO zoning district shall be based upon the submission and approval of a preliminary master development plan according to the provisions of Sections 12.02 and 15.07 of this Ordinance. The preliminary master development plan shall form the basis of the proposed MPO District, and, if approved, the plan and all of its components shall run with the land. All other conditions, regulations, and stipulations of the preliminary master development plan requirements shall be applied to any proposed development in the MPO District. A preliminary master development plan is not required for property zoned MPO prior to July 14, 1998.
- C. Final Master Development Plan Approval Required: The Mayor and Aldermen's approval of a preliminary master development plan of a MPO District shall authorize and form the basis for the Planning Commission's final approval of said development. The final approval of the Planning Commission of the development shall be subject to the provisions of Section 12.02 of this Ordinance:
- D. Additional Site Design Standards: All developments occurring within a MPO District shall be designed and developed to comply with the standards of Articles 11.00, 12.00, and 13.00 of this Ordinance.

## **07.07 Purpose and Intent of GO General Office District**

The GO General Office District is intended to provide office locations serving community and citywide needs. The GO district allows for relatively intense office development, together with selected, complementary commercial uses integrated into such developments. Site development regulations are designed to ensure compatibility with adjacent or neighboring residential development.

GO districts are most appropriately found along or near minor and major arterial streets, on the edge of residential areas, in areas of existing office development, and in areas appropriate for new development. The GO district, through conditional use permits, also provides for large office developments and projects which in appropriate urban settings exceed allowed use intensities and regulations provided.

### **07.07.010 Uses and Structures**

- A. Principal Permitted Uses and Structures - Within the General Office District as shown on the Gallatin Municipal Zoning Map, the following activities, as described in Section 03.05 are permitted:

#### **Community Facility Activities:**

- Administrative
- Community Assembly
- Community Education
- Essential Service
- Health Care
- Intermediate Impact
- Limited Child Care
- Non-assembly Cultural
- Nursing Home
- Place of Worship

#### **Commercial Activities:**

- Business and Communication Service
- Financial, Consulting, and Administrative
- Food Service
- General Personal Service
- Medical Services
- Research Service
- Limited Retail Sales Activities

- B. Permitted Accessory Uses and Structures

1. Signs in accordance with the regulations contained in Section 13.07 of this Article.

2. Accessory off-street parking and loading facilities as required in Article 11.00.
3. Recreational uses associated with and maintained primarily for the uses permitted above and for the benefit and use of the occupants.
4. Accessory facilities and buildings customarily incidental and appurtenant to a permitted use provided that such accessory facilities and buildings are carried out on the same premises and are not otherwise prohibited.

C. Conditional Uses. The following conditional uses are subject to review and regulations in accordance with Section 15.06.

Residential Activities  
Dwelling Attached

Commercial Activities  
Transient Habitation

07.07.020 Residential Site Development Regulations

A. Bulk Regulations

1. Minimum Lot Area 8,000 sq. feet
2. Minimum Lot Width 60 feet
3. Minimum Building Setback

Yard	Single-Family Detached	Single-Family Attached	All Other Uses
Front	20 feet	20 feet	25 feet
Side	10 feet	10 feet on yard opposite common wall	10 feet
Rear	15 feet	15 feet	20 feet

4. Site Area Per Unit 4,000 sq. ft.
5. Maximum Building Height 35 feet

07.07.030 Non-Residential Site Development Regulations

A. Bulk Regulations

1. Minimum Lot Area 20,000 sq. ft.
2. Minimum Front Yard one half of the minimum building setback
3. Minimum Side Yard 10 feet

4.	Minimum Rear Yard	20 feet
5.	Minimum Building Setback	
	Street Classification	
	Arterial	50 feet
	Collector	40 feet
	Local	30 feet
6.	Maximum Building Height	35 feet (may be increased by one foot for each additional foot provided for all setbacks)
7.	Maximum Floor Area Ratio	1.0
8.	Maximum Building Coverage	50 percent

07.07.040      Additional Site Development Regulations

- A. Preliminary Master Development Plan Approval Required: The establishment of the GO zoning district shall be based upon the submission and approval of a preliminary master development plan according to the provisions of Sections 12.02 and 15.07 of this Ordinance. The preliminary master development plan shall form the basis of the proposed GO District, and, if approved, the plan and all of its components shall run with the land. All other conditions, regulations, and stipulations of the preliminary master development plan requirements shall be applied to any proposed development in the GO District.
- B. Final Master Development Plan Approval Required: The Mayor and Aldermen's approval of a preliminary master development plan of a GO District shall authorize and form the basis for the Planning Commission's final approval of said development. The final approval of the Planning Commission of the development shall be subject to the provisions of Section 12.02 of this Ordinance:
- C. Additional Site Design Standards: All developments occurring within a GO District shall be designed and developed to comply with the standards of Articles 11.00, 12.00, and 13.00 of this Ordinance.

## **07.08 Purpose and Intent of OR Office Residential District**

This District provides for residences, offices, and service facilities in suitable locations in which they can support community needs without producing incompatible effects on adjacent uses. Such a District is particularly appropriate adjacent to arterial streets, as well as between commercial areas and residential neighborhoods.

### **07.08.010 Uses and Structures**

- A. Principal Permitted Uses and Structures - Within the Office Residential District as shown on the Gallatin Municipal Zoning Map, the following activities, as described in Section 03.05 are permitted:

Residential Activities

- Dwelling, Attached
- Dwelling, One-Family Detached

Community Facility Activities

- Essential Services

Commercial Facilities

- Financial, Consulting, and Administrative
- General Personal Services
- Limited Retail Sales Activities
- Medical Service

- B. Permitted Accessory Uses and Structures

1. Signs in accordance with the regulations contained in Section 13.07 of this Article.
2. Accessory off-street parking and loading facilities as required in Article 11.00.
3. Recreational uses associated with and maintained primarily for the uses permitted above and for the benefit and use of the occupants.
4. Accessory facilities and buildings customarily incidental and appurtenant to a permitted use provided that such accessory facilities and buildings are carried out on the same premises and are not otherwise prohibited.

- C. Conditional Uses. The following conditional uses are subject to review and regulations in accordance with Section 15.06.

Residential Activities  
 Dwelling, Multi-Family  
 Dwelling, Two-Family

Commercial Activities  
 Convenience Sales & Services  
 Undertaking Services

07.08.020 Residential Site Development Regulations

A. Bulk Regulations

1. Minimum Lot Area 8,000 sq. feet
2. Minimum Lot Width 60 feet
3. Minimum Building Setback

Yard	Single-Family Detached	Single-Family Attached	All Other Uses
Front	20 feet	20 feet	25 feet
Side	10 feet	10 feet on yard opposite common wall	10 feet
Rear	15 feet	15 feet	20 feet

4. Site Area Per Unit 4,000 sq. ft.
5. Maximum Building Height 35 feet

07.08.030 Non-Residential Site Development Regulations

A. Bulk Regulations

1. Minimum Lot Area 20,000 sq. ft.
2. Minimum Front Yard one half of the minimum building setback
3. Minimum Side Yard 10 feet
4. Minimum Rear Yard 20 feet
5. Minimum Building Setback

Street Classification

Arterial 50 feet  
 Collector 40 feet  
 Local 30 feet

6. Maximum Building Height 35 feet
7. Maximum Floor Area Ratio 0.5

07.08.040      Additional Site Development Regulations

- A. Preliminary Master Development Plan Approval Required: The establishment of the OR zoning district shall be based upon the submission and approval of a preliminary master development plan according to the provisions of Sections 12.02 and 15.07 of this Ordinance. The preliminary master development plan shall form the basis of the proposed OR District, and, if approved, the plan and all of its components shall run with the land. All other conditions, regulations, and stipulations of the preliminary master development plan requirements shall be applied to any proposed development in the OR District.
- B. Final Master Development Plan Approval Required: The Mayor and Aldermen's approval of a preliminary master development plan of a OR District shall authorize and form the basis for the Planning Commission's final approval of said development. The final approval of the Planning Commission of the development shall be subject to the provisions of Section 12.02 of this Ordinance:
- C. Additional Site Design Standards: All developments occurring within a OR District shall be designed and developed to comply with the standards of Articles 11.00, 12.00, and 13.00 of this Ordinance.



## ARTICLE 7.00 AMENDMENTS

Section	Ordinance #	Date
07.02	O9912-059	01/04/00
07.02	O0408-046	09/07/04
07.02.040	O0609-069	10/17/06
07.06.050	O0609-069	10/17/06
07.03	O9912-060	01/04/00
07.03	O0408-046	09/07/04
07.04	O9902-012	03/02/99
07.04.010, A	O0504-031	05/17/05
07.05	O9902-010	03/02/99
07.06	O9902-011	03/02/99
07.06	O0602-016	03/21/06
07.07	O9912-058	01/04/00
07.07	O0408-046	09/07/04
07.08	O9912-058	01/04/00
07.08	O0408-046	09/07/04